



This handout is intended only as a guide and is based in part on the 2015 Minnesota State Building Code, Maple Grove City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

WHAT IS A SHED?

Sheds are **one story** detached accessory structures, used for tools, storage, and similar uses. A tree house is not a shed and regulated differently.

PERMITS

A permit is not required for a shed 200 square feet in area or less.

SETBACKS

All accessory structures must meet the following setbacks.

- Cannot be in an easement.
- 5 foot setback from property line (or easement width, whichever is greater)
- If the residential property is on a lake, the shed needs to be 75 feet from the lakeshore ordinary high water level (OHW).
- If the shed is on the side abutting a public road the setback is 15 feet from the lot line.
- If the shed is on the side abutting a major street the setback is 25 feet from the lot line.

CONSTRUCTION

- A concrete slab is not required.
- Maximum height is 15 foot measured from the ground to the peak of the roof.
- Sheds must be anchored by attachment to a slab or in-ground anchors. All corners of shed need to be anchored.

LOT COVERAGE

- The total area of the garage and all accessory buildings on a lot cannot exceed 1254 square feet.

For questions regarding setbacks, lot coverage, or construction adjacent an easement, please contact the Community Development office at 763-494-6040.